

**MEETING MINUTES OF
THE CITY OF ELOY
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, December 21, 2022
6:00 p.m.**

I. CALL TO ORDER

Chairperson Paulson called the meeting to order at 6:00 p.m.

II. ROLL CALL

*One or more members of the Planning and Zoning Commission may attend by telephonic means.

Members present:

- Chairperson Steven Paulson
- Vice-Chairperson Conrad Tolson
- Commissioner Larry Brown
- Commissioner Edward Saucedo
- Alternate Commissioner Kathryn Meyers
- Commissioner Allen Crawford (Attended via telephone)
- Ex-Officio Sara Curtis

Members Absent:

- None.

Staff present:

- Jon Vlaming, Community Development Director
- Belinda Cota, Planner

Others present:

- Dan Snyder, City of Eloy Council member/Robson Ranch resident
- Brett M. Shaves, Newport Commercial Partners, LLC
- Tim Thielke, DLR Group/Architect
- John McGhee, Cole Engineering/Engineer
- Roberto Isidro Mejia, Eloy resident

III. INVOCATION

Chairperson Paulson led the Invocation and requested a moment of silence.

IV. PLEDGE OF ALLEGIANCE

Chairperson Paulson led the recitation of the Pledge of Allegiance.

V. PUBLIC APPEARANCES

None.

VI. MOTION TO APPROVE THE OCTOBER 19, 2022 MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION.

Chairperson Paulson asked for a motion to approve the meeting minutes of the Planning and Zoning Commission. Commissioner Brown made a motion to approve the October 19, 2022 meeting minutes as presented. Vice-chairperson Tolson seconded the motion as presented. The motion was approved with a vote 5-0.

VII. OLD BUSINESS: POSSIBLE DISCUSSION AND/OR ACTION ON THE FOLLOWING:

None.

VIII. NEW BUSINESS: POSSIBLE DISCUSSION AND/OR ACTION ON THE FOLLOWING:

A. CONDUCT A PUBLIC HEARING ON CASE NO.: GPA2022-040. A REQUEST FOR A MINOR GENERAL PLAN AMENDMENT BY DLR GROUP, INC. IN CARE OF TIM THIELKE ON BEHALF OF KENNETH Y. SEO WITH SEO PROPERTIES, LLC PROPOSING TO AMEND THE ELOY GENERAL PLAN LAND USE DESIGNATION ON PINAL COUNTY ASESOR'S PARCEL NUMBER 511-33-016A FROM MIXED USE (MU) TO LIGHT INDUSTRIAL (LI). THE SUBJECT PROPERTY IS APPROXIMATELY 47.31 ACRES IN SIZE AND IS SURROUNDED BY INTERSTATE 10 (I-10) TO THE SOUTH AND WEST AND SUNLAND GIN ROAD TO THE EAST, IN A PORTION OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA. (PROJECT NAME: PARK 8-TEN)

Chairperson Paulson opened the Public Hearing.

Mr. Vlaming gave a brief introduction and commented it is a request for two applications that Community Development Staff have received. This first request is for a Minor General Plan Amendment for the subject property. He provided some background information. The subject property was annexed in 2020, and at that time, the Mixed Use General Plan designation was carried over, as per the Pinal County Comprehensive Plan Map had showed that this area was designated as Mixed Use. This request is to change the land use designation to "Light Industrial" based on the location's attributes such as its direct access to Interstate 10 and Interstate 8 and being located between Frontier Street and Interstate 10-which effectively functions as the industrial land base for the City of Eloy. City staff has been focusing on industrial uses from an Economic Development stand point. The property is approximately 47 acres

in size, it is vacant, and the surrounding property to the north is also vacant. The property to the northwest is also located within the City of Casa Grande; the property to the northeast is located within Eloy's incorporated area, and to the south is the Las Colinas RV Park, which is unincorporated Pinal County land with a Mixed Use designation. To the east, across Sunland Gin Road, is "General Industrial" and it is part of the Interstate 10-8 Business Park. The applicant foresees Light Industrial for this property and they have also prepared a preliminary Site Plan. He indicated that we can talk about the site plan if you all would like, but at this time, it is not the focus of what they are requesting this evening. Mr. Vlaming indicated that the presence of the site plan shows that the applicant is serious about moving this project ahead and is trying to facilitate light industrial to the marketplace. Mr. Vlaming also noted that the applicant has a fairly aggressive time schedule and Staff is trying to keep up with them relative to the entitlements review and approvals. With that, he indicated that Staff does not have any additional comments and that Staff is recommending approval of this request. He said that he would be more than willing to entertain any questions the Commission or the public may have and that there is also representation by the applicant and their team at the meeting this evening.

Chairperson Paulson asked if anyone had any questions. Vice-chair Brown asked how serious the applicant with this project was. Mr. Shaves responded and thanked the Commissioners for having them on a pre-holiday week and commented they are excited about this project. He noted that Jon and Belinda have been helpful the last few months as his team has been assembling the property layout as they think this is a successful plan of attack to get leasing going and construction underway. As Mr. Vlaming commented, he and his team are going pretty aggressive and their approach is to finish by the end of 2023. Their intent is to receive a recommendation for approval by the Commission, then City Council approval by January of 2023 and then subsequent to that, Site Plan review and approval. He continued that engineering and plans should take approximately six (6) months from there between the points of initiating the site plan and breaking ground. So they are looking at the fourth quarter of next year on breaking ground which is pretty aggressive in terms of construction plans for a project this size. With regards to seriousness, his team has invested a significant amount of money in this land, have heavy deposits down on it so they are very committed financially to it as they have invested a lot of time and money with their architect and engineer who are here tonight. Mr. Shaves introduced Tim Thielke with the DLR Group as the architect and Mr. John McGhee, Cole Engineering/engineer. He noted that they also represent another industrial project located in southeast Mesa consisting of a six-hundred thousand (600,000) square foot warehouse, where they are currently pouring the slab as they speak that will be a four building layout. Again, in all seriousness, he stated they want to build, they are here to get to the point and get under construction and are excited about it. He commented they like the area, the access to Interstate 10, they like the accessibility to Sunland Gin Road and Jimmie Kerr Road. In addition the site also has great visibility from both Interstate 10 and Interstate 8. Again, they see it more for an employment base type of industrial use and not just logistics. But, he noted, there is a lot of play in the surrounding area right now in terms of what businesses are coming, what large industries are also looking in the area. He indicated that there is a supplier need in the area over the next five to ten years. He added they are excited and fully on board with

this project as well as working with Staff and their team to finalize the design. He thinks they will achieve a fantastic product. He added that he and his team have a ninety-three million dollar investment and commented they have capable financial partners and debt sources and have no intentions on land banking, as they are developers. Their intent is to get this project entitled and get it to the point to construct and capitalize on it.

Vice-chairperson Tolson commented about a concern of his and commented that he drove to the site. So with regards to the access on the access road adjacent to the Las Colinas RV Park and the existing motel that fronts Sunland Gin Road and asked if there are any proposals for a sound wall or any barrier to screen the neighbors to the south of the proposed project. Mr. Shaves responded that it is a question to be addressed at the time of Site Plan Review-which is down the road, but indicated that he was happy to answer his question. He commented that his team has looked at the egress and ingress. He indicated that the project will have two points of access with the main truck access to be located to the north and the south access would be mainly for vehicular access, as there would be a shared reciprocal egress/ingress with the RV Park itself. He noted that there is a question as to the longevity of the RV Park itself and the surrounding properties. He stated that the subject property is surrounded by industrial with the exception of the RV Park, to the south. He commented that he met with the neighbors of the Las Colinas RV Park as part of the citizen involvement process of this project and five folks attended the in person meeting held at City Hall in the Community Room. He thought that they were fully appreciative of the proposed project and what his team was doing. All in all, he said that their concerns were eliminated at that point in terms of his proposed development having any impact on their area. Those that attended wanted to see a development in the area and this project was alright, especially being an employment based industrial use. The residents indicated that there is not a lot going on at night, and his project is not a heavy housing development going in. As Mr. Shaves explained what they do is to build light industrial buildings for the logistics business and allow for operations of light manufacturing. There would be no construction yards, as all of the operations are inside. They want to see the property developed.

Vice-chairperson Tolson clarified he was not thinking about noise or activities outside, but the traffic that would come in and out, if that is something Staff and the applicant would like to address and screen. Mr. Shaves responded there are thousands of acres that are zoned industrial as well and there is a lot planned to the east, to the north is solid industrial and even north of Jimmie Kerr Road. Again, he noted that there is a lot going on and that they are in the planning stages, so this would be an industrial area. Vice-Chairperson Tolson asked Mr. Vlaming would it be appropriate to make any recommendations at this time to consider the ultimate means of access to the site. Mr. Shaves commented he did not fully answer Vice Chair Tolson's question and apologized. He added there are two points of access and the northerly driveway would be the semi-truck egress and ingress so the trucks would access on the north side and the south side would be primarily vehicular access. He indicated that directional signage would be in place until there is a final a solution with the RV Park. Vice-chairperson Conrad thanked Mr. Shaves.

Hearing no other comments, Chairperson Paulson closed the public hearing.

B. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, APPROVAL WITH CONDITIONS, DENIAL OR CONTINUANCE OF CASE NO.: GPA2022-040. (PROJECT NAME: PARK 8-TEN).

Chairperson Paulson asked for a motion for approval, approval with conditions, denial or continuance of Case No.: GPA2022-040. Commissioner Brown made a motion to approve as presented. Vice-chairperson Tolson seconded the motion as presented. The motion was approved with a vote of 5-0.

AYES: Chairperson Paulson, Vice-Chairperson Tolson, Commissioner Brown, Commissioner Saucedo, and Commissioner Crawford.

NAYS: None.

C. CONDUCT A PUBLIC HEARING TO ALLOW COMMENT FROM THE PUBLIC AND INTERESTED PARTIES ON PROPOSED CASE NO.: RZ2022-041. APPLICATION BY DLR GROUP, INC. IN CARE OF TIM THIELKE ON BEHALF OF KENNETH Y. SEO WITH SEO PROPERTIES, LLC TO REZONE APPROXIMATELY 33.00 ACRES OF R1-54, ESTATE RESIDENTIAL AND 14.31 ACRES OF C-2, COMMUNITY COMMERCIAL TO 47.31 ACRES OF I-1, LIGHT INDUSTRIAL. THE SUBJECT PROPERTY IS SURROUNDED BY INTERSTATE 10 (I-10) TO THE SOUTH AND WEST OF SUNLAND GIN ROAD TO THE EAST, IN A PORTION OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

Chairperson Paulson opened the Public Hearing.

Mr. Vlaming gave a brief introduction. He noted that now that we had an affirmative action on the previous item (Case No.: GPA2022-040), we now have the ability to consider the rezoning this evening. He started by saying that the existing zoning is the translational zoning carried over from the annexation of the property from Pinal County. Two years ago (as a product of the annexation) the City just carried across the density/intensity of their existing zoning designations that were in Pinal County over to similar categories that exist in the City of Eloy. He continued that those are the zoning patterns that are seen on the City of Eloy Zoning map that was included in the Commissioner's your meeting packets. In keeping with the General Plan amendment, the applicant is requesting a change to the I-1 "Light Industrial" zoning designation to match up with the Light Industrial land use designation for the Eloy General Plan Land Use Map. From a regulatory stand point, this case request makes sense for the 47.31 acres overall. As the applicant noted, they conducted a neighborhood meeting and Mr. Vlaming was in attendance and the people that attended the neighborhood meeting were residents of the Las Colinas RV Park. Las Colinas RV Park is currently within Pinal County jurisdiction. But Mr. Vlaming agreed that there was a good discussion, and the neighborhood meeting attendees left that meeting with smiles on their faces that evening.

in terms of the direction of the project. He asked the Commission if they had any questions for either City Staff or the applicant that they could answer.

Mr. Snyder introduced himself as a resident of the Robson Ranch Community and City Council member. He commented that Sunland Gin Road/Jimmie Kerr is heavily traveled by Arizona City residents.

Chairperson Paulson asked if it would be proper to say that the residents who live there are glad to see some development at that formally vacant area. Mr. Shaves responded absolutely as that was the impression they got from the residents from Las Colinas RV Park at which Mr. Vlaming was also present

Hearing no other comments, Chairperson Paulson closed the public hearing.

D. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, APPROVAL WITH CONDITIONS, DENIAL OR CONTINUANCE OF CASE NO.: RZ2022-041. (PROJECT NAME: PARK 8-TEN)

Chairperson Paulson asked for a motion for approval, approval with conditions, denial or continuance of Case No.: GPA2022-041. Vice-chairperson Tolson made a motion to approve as presented. Commissioner Brown seconded the motion as presented. The motion was approved with a vote of 5-0.

AYES: Chairperson Paulson, Vice-Chairperson Tolson, Commissioner Brown, Commissioner Saucedo, and Commissioner Crawford.

NAYS: None.

IX. INFORMATIONAL ITEMS:

- None.

X. COMMUNICATIONS:

A. EX-OFFICIO MEMBER ANNOUNCEMENTS

- Ex-officio Curtis wished everyone Happy Holidays.

B. COMMUNITY DEVELOPMENT DIRECTOR ANNOUNCEMENTS

Mr. Vlaming noted the following for the Commission:

- The two (2) Major General Plan amendments for 2022 (Picacho Heights and Arica and Sunshine) were approved by the Eloy City Council on Monday, November 28, 2022. He commented that staff is working on updating the information on the City's website.
- With legislative changes, the major General Plan amendments will be heard as they are received going forward and the 12 month process will begin at the time of submittal.

- Mr. Vlaming thanked the members of the Commission for their time and commitment and wished them all Happy Holidays.

XI. MOTION TO ADJOURN.

Chairperson Paulson asked for a motion to adjourn. Commissioner Brown made a motion to adjourn and was seconded by Vice-chairperson Tolson. The adjournment passed with a vote of 5-0 and the meeting adjourned at approximately 6:37 p.m.